



View of Proposed Technology District



CuDC/Urban Design Associates NoMa Development Strategy 2001

Purpose

The Office of the Deputy Mayor for Planning & Economic Development is issuing this RFEI to determine legitimate market interest for this site located at a significant focal point for new development in the North Capitol Corridor. Qualified development teams are invited to submit a response that describes their proposed use or uses, their team, and prior experience with similar properties.

Depending upon the number and quality of responses, the District reserves the right to either enter into negotiations for the site with one of the RFEI respondents, or to further the review process through a formal Request for Proposals. Therefore the District invites all expressions of interest.

This RFEI does not commit the District to select any development team or to negotiate a contract.

II. Context

Development in the Area

In addition to the New York Avenue Red Line Metrorail Station, current development projects include the Metropolitan Branch Bicycle and Pedestrian Trail, which will run alongside the Metro tracks. A segment of this trail will pass through site 710E and will be constructed with the Station.

To the west of the site, the new ATF headquarters, by architect Moshe Safdie, is scheduled to open in early 2005. Just south of ATF, the Penrose Group intends to develop a 2 million sf commercial complex with some ground floor retail oriented towards the new Metro Station and/or First Street. A new 2nd Street will be constructed on existing rights of way with the ATF and Penrose developments. (A new segment of N Street, between 1st and 2nd Streets, NE will also be constructed). The new 2nd Street will run north-south between Florida Avenue and M Street, with site 710E and the Metro station on its eastern frontage, and the ATF and Penrose developments on its western frontage. ATF also intends to develop a single story structure to accommodate approximately 9,000 square feet of retail on the western frontage of this new street, between Florida Avenue and N Street.

Another office development, similar in scale to the Penrose development, is in the planning stages on either side of M Street between North Capitol and 1st Street, NE. Other development opportunities along 1st Street north of Union Station are in various stages of planning, including the reuse of the historic Woodward and Lothrop loft building at 1st and M.

To the north of the site, across New York Avenue, the Gateway development has recently been completed, housing a mixture of office tenants, including the Department of Employment Services (DOES). It also houses an area Marketing Center, which contains exhibits and information designed to attract new users as well as educate the public regarding the future of this emerging district.

Other recent developments include the conversion of a printing loft building to house the headquarters of XM Satellite Radio on Eckington Place. East of XM is a recently constructed distribution complex for Federal Express. Further to the north, the historic McKinley High School is slated to reopen as magnet school for technology.

To the east of the site, between the rail lines and Gallaudet University is located Washington's wholesale food market. An RFP for redevelopment of the Washington Beef site bordering the market was issued by the District last year.

In addition, the City's Department of Public Works has recently implemented streetscape improvements along 1st Street, NE, including new paving, historic lampposts, and bike lanes. The Department has also commenced a planning study for the enhancement of the New York Avenue corridor. The New York Avenue Metro Station area will be a key area of focus within this study.

Finally, this area is being considered as a possible location for a new Major League Baseball stadium. The stadium would be situated on the south side of New York Avenue between North Capitol and 1st Streets, NE.

III. Site Profile

The Property is identified by Tax Lot 801 of Square 710E and is officially listed at 31,018 square feet in size. However, its buildable land area is limited by WMATA's use of a portion of the Property for the New York Avenue Metro Station, currently under design-build contract. An analysis by the District's consultant determined that there is approximately 27,200 useable land area on the site. In addition, the Property's potential envelope will be limited due to its proximity to the Metro station, bike path and rail line. Without coordination with WMATA, development potential will be limited to 2-3 stories. However, coordination with WMATA to expand development options is a possibility, both in terms of construction sequence and joint implementation.

The District, with design consultants Leo A. Daly architects, undertook a study of development options for the site. Options considered ranged from a simple retail pavilion, to a 2-3 story retail hall integrated with the station and bike trail, to a taller structure with a retail base and other uses above. This last option, a taller structure with subsurface parking, required the highest degree of integration with WMATA's construction of the new station.